

**MINUTES OF THE ZONING BOARD  
PUBLIC HEARING & REGULAR MEETING,  
HELD MONDAY, FEBRUARY 24, 2014, 7:00 P.M.,  
4<sup>TH</sup> FLOOR, CAFETERIA, GOVERNMENT CENTER  
BUILDING, 888 WASHINGTON BLVD,  
STAMFORD, CT 06901**

Present for the Board: Thomas Mills, Barry Michelson, William Morris, Rosanne McManus and Joanna Gwozdzowski. Present for staff: David Killeen, Associate Planner

Chairman Mills called the meeting to order and opened the Public Hearing at 7:05 p.m.

**PUBLIC HEARING**

1. **Application 213-41 – RICHARD W. REDNISS, Text change,** to Amend Appendix B, Table IV and Footnote #9 to allow a height of 5 stories and 65', rear setback of 10 feet and parking to conform to Section 12 except that spaces shall not be less than 5 feet from a front property line provided the abutting street is not less than 50 feet in width and spaces are adequately screened in the C-I District (Intermediate Commercial District).
2. **Application 213-42 – CHARTER OAK COMMUNITIES & INSPIRICA INC., 992 Summer Street, Special Exceptions and Site & Architectural Plans,** requests approval of special exceptions for large scale development under Section 7.5 and apartment building for the elderly, non-profit and site and architectural review to construct 48 non-profit senior housing units with amenities, parking and associated site improvements on approximately 0.33 acres at 992 Summer Street in the C-I district.

Mr. Mills read a description of the two applications into the record.

Mr. Michelson read the Planning Board correspondence in favor of the application into the record.

Ray Mazzeo, Redniss & Mead Surveyors, representing the Applicant, submitted the Certificate of Mailing into the record.

Richard Redniss and Ray Mazzeo explained that this project is designed to replace the 50 substandard Czescik elderly units currently in place. Mr. Redniss referenced the partnership between Charter Oaks and Inspirica and gave an overview of the project. They crafted the units to be larger than originally proposed with upgraded amenities to respond to Zoning Board concerns and the building is also now closer to the rear lot line. Proposed materials were presented along with descriptions of the architecture and the site plan.

Ms. McManus asked how many residents will be relocating to this new location and about the demand for parking. Mr. Redniss provided a site overview of available services, parking, walkways.

Mr. Michelson asked about demo of existing buildings both on Summer Street and Greenwich Avenue. Mr. Redniss said the City & State are involved in reuse of Greenwich Avenue. He also responded that 48 residents are moving to the new facility and the other 2 are being relocated. Mr. Michelson asked for an upgrade of materials on the first floor which is indented about 10 feet. He commented that the Board favors natural durable materials at street level and that the Applicant acknowledges that he would be willing to work with Staff to look at alternative, more durable materials.

The Board discussed screening, sidewalk, railings, windows and signage.

Mr. Mills asked if anyone from the public wanted to comment. There was none.

Mr. Mills closed the Public Hearing on this item at 7:50pm and called a brief recess, resuming the Public Hearing at 7:58pm.

3. **Application 213-46 – Zoning Map Amendment – TR EASTVIEW, LLC**, to rezone approximately 0.630 acres from R-H to MX-D located at 545 and 573 Bedford Street in Block No. 223.
4. **Application 213-47 – TR EASTVIEW, LLC, 545-573 Bedford Street, Special Exception, General Development Plan and Final Site & Architectural Plans**, to construct a six story residential infill building with 82 residential apartments, amenities and below-grade parking on approximately 0.630 acres at 545 and 573 Bedford Street in Block No. 223 in a proposed MX-D zone. Requesting Special Exception to allow 1 parking space per unit and 1.25 spaces for 3 bedroom units and shared vehicle parking totaling 82 parking spaces.

Mr. Mills read a description of the application into the record.

Mr. Michelson read the Planning Board correspondence in favor of the application into the record.

Attorney William Hennessey, for the Applicant, submitted the Certificate of Mailing into the record. He introduced his team to the Board. He provided an overview of the application to the Board referencing elevations and plans and showed an aerial photo and discussed surrounding uses. Attorney Hennessey told the Board that the Applicant does not believe the existing building is of a level of historic significance to warrant salvage and they would like to demolish it. Attorney Hennessey described the architecture and streetscape of the proposed building to the Board.

The issue of parking was discussed. Parking ratio is 1 to 1 with zip cars and a jitney service available within two blocks. Most everything is walkable and many millennials don't want vehicles. BMR was discussed as was the value of the house currently on-site.

Mr. Michelson noted there is no guest parking and limited on-street parking on Bedford Street. A nearby garage is available to the Public. Dave Sullivan, Milone & MacBroom

discussed the parking study supporting the 1 to 1 parking ratio. They project available parking will exceed demand.

Mr. Mills asked if they would consider a different unit mix to change up the parking requirement. After further discussion the Board asked for more data on parking and especially for use of shared parking/zip cars in cities of less than 150,000 population.

Ms. McManus asked a question about the landscaping and the height of the trees. Attorney Hennessey said the image of the building submitted to the Board appears higher than it will be. The whole building will be lowered about 5 feet and the entrance will have a roll up door. Heights of floors and building in total unchanged.

The Board discussed BMR. Requirement is 10% BMR except when 6% incentive for adaptively reusing a building or developing a residential use of a vacant site.

Attorney Hennessey discussed signage will be the address only and possibly a building name. The Board asked for a sample of the fiber cement to be submitted for review.

Discussion of the building being in poor shape, not maintained well and historically modified. Attorney Hennessey submitted a report on the building from Heritage Consulting Group. The Board discussed whether this building could be moved or modified to keep the historic structure intact.

Mr. Mills called a recess at 9:55pm and reconvened the meeting at 10:04pm. He asked if anyone from the public wanted to comment.

Wes Haynes, Executive Director of Historic Neighborhood Preservation (HNP). HNP really has no other tools than to delay demo, which they did, and try to buy time to work some alternate plan for historic preservation of this parcel with the Applicant. He read a statement that he distributed to the Board. Language is clear about historic preservation being encouraged in the Zoning Regulations and 545 Bedford has been identified as a contributing historic structure.

Renee Kahn, retired Director Historic Neighborhood Preservation , described the loss of this building would surely be felt as this building was selected in the top 5% of structures they'd like to keep when it was included in the Citywide survey. She discussed the attributes of keeping the house.

Jack Condlin, Executive Director of the Chamber of Commerce, spoke in favor of these applications. It will bring new housing and the Chamber is in favor of this project.

The Board discussed the home being placed on state registry.

Mr. Mills continued the Public Hearing on this item to the next meeting which will be March 3, 2014 at 7:00pm in the cafeteria.

**REGULAR MEETING**

**PENDING APPLICATIONS:**

1. **Application 213-31 – SEASIDE REAL ESTATE GROUP, LLC, 108, 114, 116 and 118 Seaside Avenue, Site & Architectural Plans and/or Requested Uses and Coastal Site Plan Review**, proposes to construct a 17 residential units (modified to 16 units), 11,459 s.f. development located on properties known as 108, 114, 116 and 118 Seaside Avenue in an R-5 zone covering approximately 0.785 acres. Proposed demo of one existing building and construction of 3 new buildings with site and landscaping improvements.

Mr. Killeen reviewed an email from Anthony Kolich, for the Applicant, describing agreed changes to the exterior building materials. Also, he distributed copies of the draft conditions for the Board to review.

The Board discussed the modified plans and conditions.

Ms. McManus made a motion to approve the application with the modified conditions, seconded by Ms. Gwozdzowski and unanimously approved 5 to 0 (Mills, Michelson, Morris, McManus and Gwozdzowski). The conditions will read as follows:

**SITE SPECIFIC CONDITIONS:**

1. *All work shall conform to the following plans:*

- *Alternate Site Plans, Prepared by Edward J. Frattaroli, Inc., dated September 20, 2013, revised to 1/21/14, 7 sheets*
- *Alternate Site Plan, Sheet SC-1, Prepared by Edward J. Frattaroli, Inc., dated September 20, 2013, revised to 2/10/14*
- *“Planting Plan”, prepared by Environmental Land Solutions, LLC, dated 7/12/13, revised to 2/06/14. Sheet PP.1*
- *“Wall Elevations and Details”, prepared by AWA Design Group, P.C., dated 9/24/13. Sheet SK13*
- *“16 Unit Residential Development”, 108 Seaside Avenue, Architectural Plans prepared by AWA Design Group, P.C., dated 1/22/14, 15 sheets.*

2. *Prior to issuance of a building permit for this development, the Applicant shall submit at least one (1) additional recommendation from a qualified historic preservation expert concerning the eligibility for listing of the farmhouse located at 108 Seaside Avenue on the National or the State Register of Historic Places. Further, the Applicant will submit proposed plans for rehabilitation of the farmhouse for use as one of the residential units.*

3. *The Zoning Board approves the Special Exception request for a BMR Bonus Density on this property, which increases the proposed development from fourteen (14) units (13 new units and the preserved Historic Building) to a total of sixteen (16) units.*
4. *The Zoning Board approves the Special Exception request for the construction of a retaining wall and fence system with a total height of twelve (12) feet as presented.*
5. *While the applicant has demonstrated their ability to provide a single car garage serving the renovated farmhouse at 108 Seaside Avenue, the Board approved the plans without the construction of this garage in order to more effectively achieve the goals of the Special Exception approval for the Use of Historic Buildings under Section 7.3.*
6. *Prior to the issuance of a building permit, the Applicant shall submit final specifications of exterior architectural designs, materials samples, and colors, including signage, lighting, fencing and retaining walls, subject to final approval by Zoning Board staff, consistent with the building and site plans, architectural elevations and illustrative renderings constituting the record of the application. As agreed by the applicant, the three new buildings will be clad in Fiber cement board instead of the vinyl siding that was initially proposed.*
7. *Prior to issuance of a building permit, the Zoning Enforcement staff shall confirm that the height and the number of stories of the proposed buildings, and the side yard setbacks for the proposed development comply with the standards of the R-5 District.*
8. *Landscaping, retaining walls and perimeter fencing plans are approved, subject to approval of construction documents by the Zoning Board staff, with street tree specifications subject to final approval by the Stamford Tree Warden.*
9. *Lighting plans are approved, subject to review of photometric analysis of illumination levels and final construction documents by the Zoning Board staff to confirm that no objectionable trespass lighting will occur.*
10. *Signage plans shall be submitted to and subject to approval by the Zoning Board staff, not to exceed two signs, each six square feet in area, mounted on the landscaping walls at the entry drive.*
11. *No significant mechanical equipment, in addition to that depicted on the building and site plans, shall be installed within view of any public street without prior approval of the Zoning Board staff.*
12. *Prior to the issuance of a building permit, the Applicant shall make a "fee-in-lieu" payment for 0.7 BMR units based on the current area median income, calculated currently at \$126,977. Prior to the issuance of a Certificate of Occupancy, the Applicant shall submit an Affordability Plan permanently establishing on-site one (1) below market rate BMR unit to be located in the historic farmhouse.*

13. *Submission of a Performance Bond, or other acceptable surety, to ensure completion of all required landscaping, streetscape improvements, and sedimentation and erosion controls, in an amount equal to the estimated cost of said improvements, subject to the approval of Director of Legal Affairs as to form and subject to approval of amount by the Zoning Board staff, to be provided prior to the start of any construction activities.*
14. *Submission of a final written description plans and specifications defining the proposed historic restoration measures, subject to approval by Zoning Board staff in consultation with the Director of the Historic Neighborhood Preservation Program, Inc., prior to start of construction and renovations to the historic structure.*
15. *Execution of a standard historic facade preservation easement, subject to approval by Zoning Board staff prior to the issuance of a building permit, to be recorded with final photo exhibits prior to certificate of occupancy.*
16. *Submission of final written certification of the historic restoration by a qualified expert acceptable to the Zoning Board, prior to the issuance of a certificate of occupancy.*
17. *Dedication of a plaque designating the year of construction on the historic building prior to the issuance of a Certificate of Occupancy.*
18. *The applicant has proposed that this residential development be under a condominium form of ownership, with an owner occupancy level of at least 70%.*

STANDARD CONDITIONS:

19. *Submission of a comprehensive site plan showing proposed grading, underground utility connections, sanitary sewer connections and proposed storm water management systems, subject to approval by the Engineering Bureau prior to the issuance of a building permit.*
20. *A Street Opening Permit shall be required for any work within the City of Stamford street right-of-way.*
21. *Submission of a trash management and snow removal plan subject to Zoning Board staff approval prior to issuance of a building permit.*
22. *Submission of a Drainage Facilities Maintenance Agreement and a Landscape Maintenance Agreement, subject to the review and acceptance of the Engineering Department and the Environmental Protection Board staff prior to issuance of a Certificate of Occupancy.*
23. *The Applicant shall have one year from the effective date of this approval within which to secure a Building Permit, subject to Zoning Board approval of three*

*extensions, each not more than one year, upon timely application and good cause shown.*

Mr. Mills adjourned the meeting at 11:05pm.

Respectfully submitted,

Barry Michelson, Secretary  
Stamford Zoning Board